

Planning Officer's Report - LDCA JULY 2023

APPLICATION	2023/22 – Construction of a Storage Facility
PERMISSION SOUGHT	Full Permission
REGISTERED	18 th May 2023
APPLICANT	St Helena Airport Limited
PARCEL	PB0039
LOCALITY	Nr Combined Building, St Helena Airport
ZONE	Coastal Zone
CONSERVATION AREA	None – Exempt
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none"> ▪ Independent Newspaper on 26 May 2023 ▪ A site notice displayed in accordance with Regulations.
EXPIRY	2 June 2023
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Response
2. Energy Division	No Response
3. Fire & Rescue	No Objection – Comments
4. Roads Section	No Objection
5. Property Division	No Objection
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	No Objection
11. Sustainable Development	No Response
12. National Trust	No Objection

13. Sure SA Ltd	No Objection
14. Heritage Society	No Response
15. Maritime Authority	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

The proposed development site is located at the Combined Building, St Helena Airport, which is situated within the Registration Section of Prosperous Bay. The plot is situated within the Coastal Zone and not within any conservation area.

Development permission for the construction of the Airport and its supporting infrastructure was granted in 2006 and completed in 2015. The Airport opened in 2016 and the first commercial flights became operational in October 2017. There were policies devised specifically to enable the development of the Airport and to protect any development that would adversely affect its construction and/or operation.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

The developer proposes to construct a storage facility within the confines of the Saint Helena Airport site, with a footprint of approximately 700 square metres. The development will be a steel frame structure with a grey IBR cladding. No excavation is needed to accommodate the proposal.

Diagram 2: Proposed Site Plan

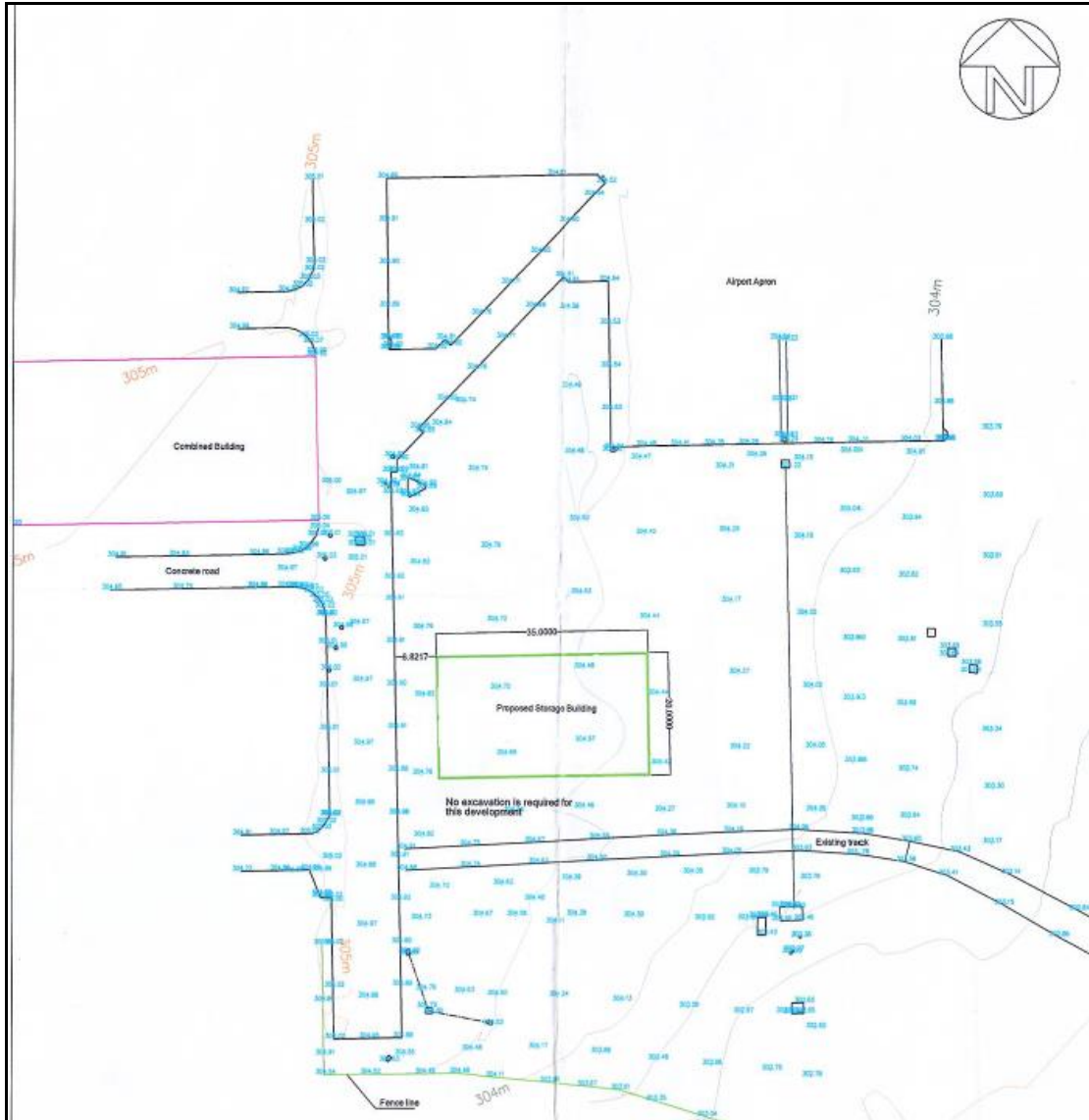
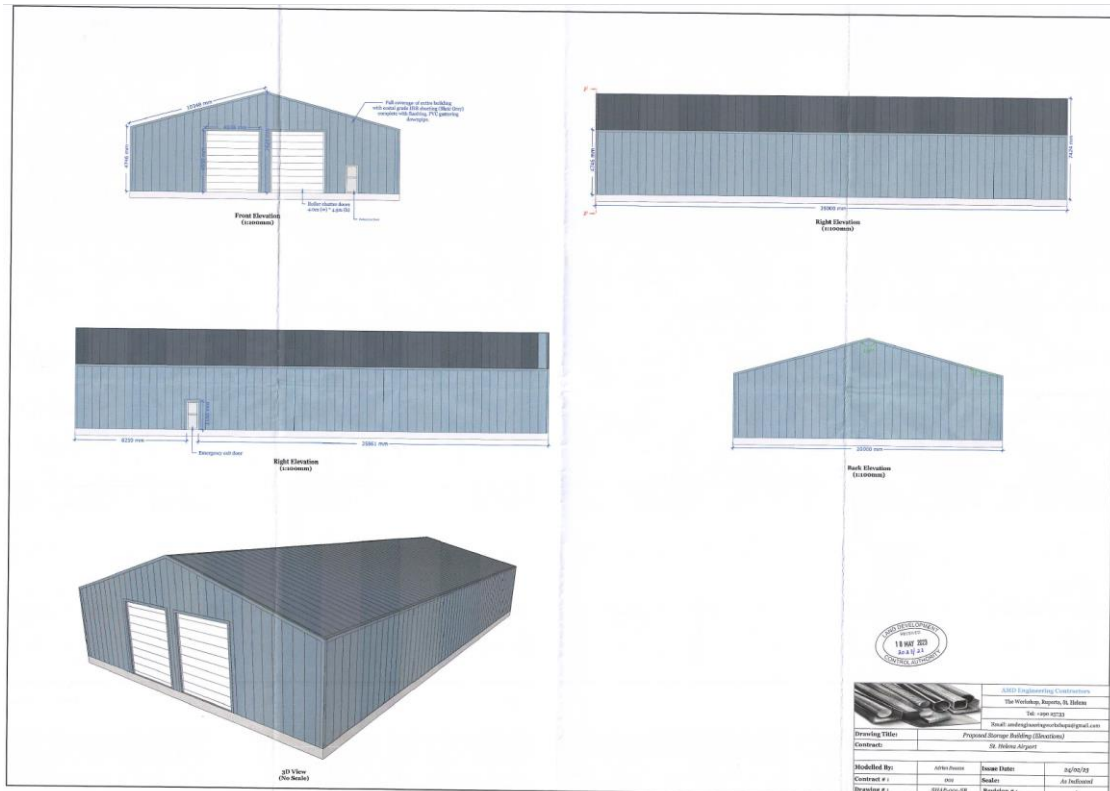


Diagram 3: Layout & Elevations



STAKEHOLDER FEEDBACK & REPRESENTATIONS

No representations were received from any members of the public, however there was a comment (as detailed under Consultation Feedback) received from the Fire Service.

Fire & Rescue: No Objection – ‘The SHF&RS will need to sight of these plans for the installation of passive and active firefighting media.’

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Coastal Zone
- The Airport

OFFICER'S ASSESSMENT

St Helena Airport currently has four major building structures and several small external structures that were constructed by Basil Read under a Design, Build, Operate and Handover contract. The four major building structures are namely: the Terminal Building, Combined Building, Storage Compound and Airport Fuel Facility (AFF). Currently Airport equipment and vehicles are stored in various, not fit-for-purpose, storage locations split primarily between the Terminal, Combined and Storage Compound Buildings, and the surrounding areas. The manner in which these items are stored results in some of them being moved unnecessarily into the open which has a negative impact to their life span. The additional storage facility will ensure the airport has additional, purpose-built storage capacity to accommodate equipment. It will serve as a central location for all Ground Servicing Equipment (GSE), allowing for the process of preparing and parking GSE to become more efficient, thus making better use of staffing resources.

In assessing the proposal against the LDCP, the Airport is situated within the Coastal Zone, where policy CZ1 states there is a 'presumption in favour of retaining the natural appearance and ecology of the Coastal Zone...' As the proposal is for built development, it will not meet the objectives of this policy, nevertheless it is recognised that the site is currently in operation as an airport, where existing built development has already impacted the natural appearance and ecology of the area. The design of the building is coherent within itself, however is worth noting that it will be different in appearance to the nearest structures as the side will be cladded. Policy AP1 permits all elements of infrastructure required in connection with the construction and operation of the St Helena Airport including variations or additions, therefore this new building for the purposes listed above meets this requirement.

- C. The application is to be referred to Governor in Council in accordance with the Airport Development Ordinance 2006 and that Development Permission be **GRANTED** subject to the following Conditions:
- 1) This permission will lapse and cease to have effect on the day, 5 years from the date of this Decision Notice, unless the development has commenced by that date.
Reason: required by Section 31(2) of the Land Planning and Development Control Ordinance 2013.
 - 2) The development shall be implemented in accordance with the details specified on the Application Form; Site Layout, Floor and Elevation Plans registered on 8th June 2023, stamped and approved by the Chief Planning Officer, on behalf of the Land Development Control Authority (LDCA), unless the prior written approval of the CPO (on behalf of the LDCA) is obtained for an amendment to the approved details under Section 29 of the Land Development Control Ordinance, 2013.

Reason: Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved details.

- 3) This Development Permission does not confer approval under the Building Control Ordinance. Please consult with the Building Inspector(s) to find out whether building regulations approval is required, prior to the development commencing.

Reason: to ensure development is carried out in accordance with the Building Control Ordinance 2013.

- 4) **Construction Practices:** During construction of the development, no obstruction shall be caused on any public road and prior to occupation of the development the developer shall reinstate damage to any public road and other public or private infrastructure arising from implementation of the development permission.

Reason: To ensure safe vehicular access and reinstate damage to public infrastructure arising directly from the approved development in accordance with LDCP IZ1 (g).

- 5) Dust monitoring on site shall be undertaken on a daily basis. In the event that dust is at any time generated that is likely to travel outside of the site and towards neighbouring properties, any of the following mitigation measures shall be taken:

- The erection of dust screens
- The damping down of materials that have the tendency to be carried by the wind
- Reducing the speed of site operated machinery
- In the event of adverse dry and windy weather conditions, site operations should be temporarily restricted or suspended

Reason: To assist the control and limitation of environmental particulate pollution.

- 6) All **external lights** attached to the building shall be designed and sited such that they do not emit light at or above the horizontal and the light source (lamp, bulb or LED) shall not be visible beyond the site boundaries.

Reason: to avoid light pollution in accordance with LDCP policy E8.

- 7) **Roof Water Practices:** No Roof Water or other Surface Water shall be connected to or directed to any foul drain. Roof water shall be piped to storage tanks of minimum capacity 450 litres.

Reason: to conserve rainwater and to avoid overloading the Septic Tank, in accordance with LDCP SD1.

8) The colour of the roof and wall shall be dark slate grey.

Reason: to blend the building into the landscape, in accordance with the Adopted Policy on Colour of Roofing Materials.

Informative:

Prior to development commencing, the developer shall consult with the St Helena Fire & Rescue Services with regards to the installation of passive and active firefighting media.